



6 Llys Y Graig Mold, Flintshire CH7 6SG

If you are looking for a luxurious spacious five bedroom detached family home with two sitting rooms, 2 en-suites, one with a spa bath, a kitchen/dining room that screams gracious living, double bedrooms throughout, landscaped gardens, and all in a great location.....then we have a fabulous NewHome4U

- FIVE DOUBLE BEDROOMS DETACHED
 - SEPARATE UTILITY ROOM
 - TWO SEPERATE RECEPTION ROOMS
 - MASTER SUITE WITH OWN SPA BATHROOM
 - IMMACULATE CONDITION
 - LANDSCAPED REAR GARDEN
 - ONE FURTHER EN-SUITE
 - STUNNING NEW KITCHEN / DINING ROOM
 - DOUBLE GARAGE WITH ELECTRIC ROLLER SHUTTER
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Offers in the region of £465,000

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** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy **

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

The one facet of a home that can never be faked is space. If somewhere is cramped then no amount of clever design can fully conceal the fact and this is never truer than in many offerings from some of the major builders. Homes that from first impressions seem to talk the talk, on closer inspection fail to walk the walk providing accommodation that is inconveniently laid out or worse, simply too small. However to every rule there is an exception and happily, we can count this immaculately presented home among their number.

Sitting near the head of a small cul-de-sac on the outskirts of Bryn y Baal we find number 6. It is surrounded by pleasingly dissimilar homes, giving each the appearance of exclusivity, because after all, who wants to live like a battery hen? Between the homes opposite we are treated to occasional views afforded by the elevated position which further alleviate the feeling of living on an estate.

A broad drive runs past the large front lawn and finishes at the integral double garage with its electric roller shutter doors which make coming home in the rain a positive pleasure. Beside the garage there is a covered porch sheltering the semi glazed front door which in turn opens into the wide hallway with its high quality and very impressive wood laminate flooring. To our left a door opens into the downstairs cloakroom where the quality of this home immediately becomes apparent. In this larger than usual space we are faced with a modular storage unit incorporating both hand basin and lavatory imparting a real sense of class. Not many lavatories can do that, but then lots of things in this home are special...

Opposite here and overlooking the front garden is the lounge, an already large room made to feel even bigger by the depth of the bay window and the extra light this draws in. The room's focal point is in the form of a highly convincing living flame electric fire set in the faux marble fire surround and hearth which gives that welcoming feel that only a real (if fake) fire can produce.

Adjacent to here towards the rear of the home is the second sitting room. Featuring a beautiful laminate floor of a quality similar to a genuine oak floor, this is a smaller room but one which the wood detailing makes feel all the cosier. Light in here comes courtesy of the large French doors looking out onto the sunken rear patio which provides a sheltered spot to relax with a cool drink but without having to walk too far. This patio runs across the full width of the home being bordered by a low wall against the rise of the landscaped garden to the rear. Sounds complicated? You'll just have to come and see it then...

From outside the sitting room, a series of steps rise to the first level of the landscaping where we find a maintenance-free artificial lawn with a feature tree set in its centre and paving bordering the edges with decorative raised borders beyond. Further away from the house the "grass" gives way to a raised area of decking which is the perfect setting for al fresco dining or family BBQs of the sort that a home like this is sure to encourage. The additional height also maximises the view towards the sun as it sets over Moel Famau, which is always a bonus.

The remaining door off the hall reveals the kitchen where if it were possible, this home steps things up a gear. The polished porcelain tiled floor adds an undeniable touch of class and the dining section of the room provides sufficient space for a full sized dining table without compromise and more importantly without Carson risking jogging guest's elbows as he serves the vichyssoise which always spoils the atmosphere. The area is illuminated by a large window and a separate set of French doors opening to the rear before we move past the central island into the kitchen itself. This is freshly fitted and contains every labour saving device the discerning chef could want. There are some that would I'm sure, baffle Mrs Patmore such as the gas powered hob alongside and not forgetting the Neff tower ovens with the clever fold-away doors, as seen on the Great British Bake Off. It's rare to find a kitchen in which you would change nothing but this proves it can exist. Such a cathedral to the culinary arts is no place for noisy washing machines and driers, which is why there is also a separate utility room to allow the magic to continue in peace.

Climbing the turned staircase to the horseshoe shaped landing we find the five bedrooms. Of these, two are large and comfortable doubles with ample space for storage units and wardrobes while the third, currently in use as a study/hobby room is altogether smaller, or so it seems. However closer examination reveals this to be of a size that in a lesser home would be classed as another double room and a 'spacious' one at that. Realistically though, it is better thought of as a single room to enjoy comfort on a level with the rest of the home. The next bedroom is big enough to be sub-divided but as it is, provides luxury in the film star style. Even to the point where entering the spacious en-suite we find a full sized 'P' shaped bath with power shower above, along with another modular storage unit housing both hand basin and lavatory.

Adjacent to here is the family bathroom, fully tiled from floor to ceiling around the bath and half height elsewhere, featuring a virtual reprise of the previous en-suite albeit on a larger scale making it if anything, even more luxurious. Then finally, we come to the home's crowning glory, the master suite.

Entering the suite we find the door into the exclusive bathroom. In here we find everything that featured in the family bathroom, but better. The unitary hand basin and lavatory give a modern and efficient feel, something continued in the double sized walk in shower with its power shower and eye catching tile work while the bath features not only an additional hand held shower attachment, but Jacuzzi spa jets to ease away the cares of the day. Leaving here the bedroom itself somehow manages not to be an anticlimax, providing space on a grand scale for all and any furniture you fancy, helped in this by the one complete wall of fitted wardrobes.



Useful information:

COUNCIL TAX BAND: G
ELECTRIC & GAS BILLS: £180pm
WATER BILL: £24pm

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is a real stand-out home offering space, style and sheer quality. Quality both in its construction and the way it has been fitted out, combining modernity and efficiency with that most elusive of things; atmosphere. Many homes aspire to this but few actually pull it off as well as here, where you simply feel welcome as you walk in. As a family home it would be hard to better, offering a flexibility of accommodation that meets the needs of a disparate family group while demanding compromise from no one. It is the home you want, in the condition you require at a price that justifies itself. Sounds perfect? It just about is.

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(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ??)

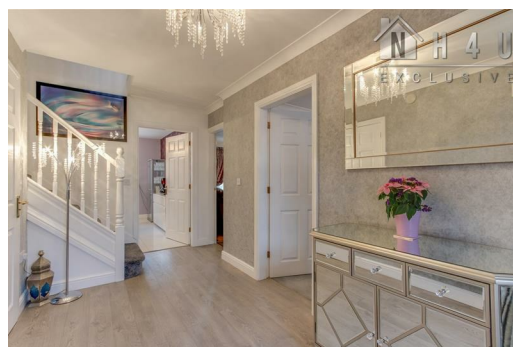
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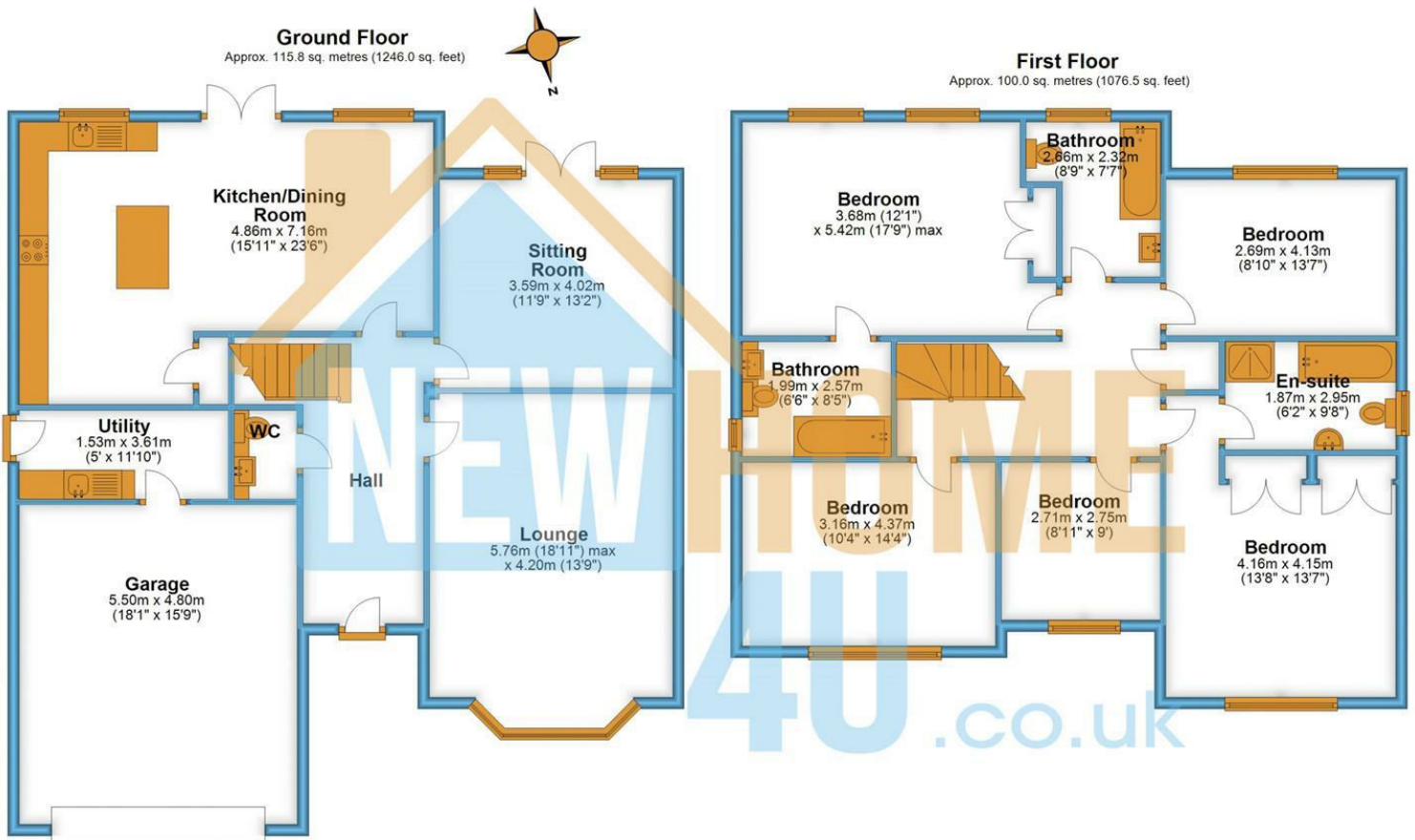
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* For more information please visit: <https://gov.wales/moving-home-during-coronavirus-pandemic-housing-sector>





Total area: approx. 215.8 sq. metres (2322.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	